

Change of Zone 3285

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020
3 of the Lincoln Municipal Code, by changing the boundaries of the districts established
4 and shown thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
8 the boundaries of the districts established and shown on said Maps as follows:

9 Lots 58 I.T., 72 I.T., 84 I.T., 85 I.T., 87 I.T., a portion of Lots
10 56 I.T., 71 I.T., 82 I.T., 87 I.T., 90 I.T., 91 I.T., 92 I.T., and a
11 portion of South 91st Street right-of-way, and a portion of
12 State of Nebraska right-of-way, all located in Section 23,
13 Township 9 North, Range 7 East of the 6th P.M., Lancaster
14 County, Nebraska and more particularly described as
15 follows:

16 Commencing at the northwest corner of the Northeast
17 Quarter of said Section 23; thence on an assumed bearing
18 of north 89 degrees 52 minutes 54 seconds east along the
19 north line of said Northeast Quarter, a distance of 134.76
20 feet to a point; thence south 00 degrees 35 minutes 54
21 seconds west, a distance of 55.66 feet to a northwest corner
22 of said Lot 82 I.T., said point being the point of beginning;
23 thence north 89 degrees 53 minutes 37 seconds east along
24 the north line of said Lot 82 I.T., a distance of 678.06 feet to
25 a point of deflection; thence north 88 degrees 01 minutes 14
26 seconds east, along the north line of said Lot 82 I.T., a
27 distance of 300.26 feet to a point of deflection; thence north
28 89 degrees 52 minutes 44 seconds east along the north line
29 of said Lot 82 I.T., a distance of 20.65 feet to a point; thence
30 south 00 degrees 07 minutes 06 seconds east, a distance of
31 9.96 feet to a point; thence around a curve in a counter

clockwise direction, having a radius of 940.00 feet, an arc length of 1,447.55 feet, a delta angle of 88 degrees 13 minutes 56 seconds, a chord bearing of south 45 degrees 45 minutes 56 seconds west and a chord length of 1,308.70 feet to a point; thence south 05 degrees 52 minutes 22 seconds east, a distance of 47.11 feet to a point; thence around a curve in a counter clockwise direction, having a radius of 935.00 feet, an arc length of 431.62 feet, a delta angle of 26 degrees 26 minutes 58 seconds, a chord bearing of south 14 degrees 26 minutes 17 seconds east and a chord length of 427.80 feet to a point; thence south 27 degrees 39 minutes 47 seconds east, a distance of 152.78 feet to a point; thence south 21 degrees 57 minutes 08 seconds east, a distance of 50.25 feet to a point; thence south 27 degrees 39 minutes 47 seconds east, a distance of 734.98 feet to a point; thence around a curve in a clockwise direction, having a radius of 1,060.00 feet, an arc length of 112.60 feet, a delta angle of 06 degrees 05 minutes 11 seconds, a chord bearing of south 24 degrees 37 minutes 12 seconds east and a chord length of 112.55 feet to a point; thence south 25 degrees 31 minutes 11 seconds east, a distance of 53.35 feet to a point; thence around a curve in a clockwise direction, having a radius of 1,065.00 feet, an arc length of 657.69 feet, a delta angle of 35 degrees 22 minutes 58 seconds, a chord bearing of south 01 degrees 01 minutes 13 seconds east and a chord length of 647.29 feet to a point; thence south 23 degrees 28 minutes 45 seconds west, a distance of 53.35 feet to a point; thence around a curve in a clockwise direction, having a radius of 1,060.00 feet, an arc length of 458.88 feet, a delta angle of 24 degrees 48 minutes 13 seconds, a chord bearing of south 31 degrees 56 minutes 16 seconds west and a chord length of 455.30 feet to a point; thence south 44 degrees 20 minutes 22 seconds west, a distance of 141.87 feet to a point; thence south 38 degrees 37 minutes 44 seconds west, a distance of 50.25 feet to a point; thence south 44 degrees 20 minutes 22 seconds west, a distance of 178.85 feet to a point of intersection with the west line of said Lot 71 I.T.; thence south 01 degrees 07 minutes 21 seconds west along the west line of said Lot 71 I.T., a distance of 46.10 feet to a southwest corner of said Lot 71 I.T.; thence north 53 degrees 00 minutes 18 seconds west along the north line of Nebraska Highway No. 2 right-of-way, a distance of 181.47 feet to a point of deflection; thence north 53 degrees 00 minutes 10 seconds west along the north line of said right-of-way, a distance of 171.11 feet to a point of

deflection; thence north 52 degrees 59 minutes 28 seconds west along the north line of said right-of-way, a distance of 41.22 feet to a point of intersection with the west line of the Southeast Quarter of said Section 23; thence north 56 degrees 18 minutes 21 seconds west along the north line of said right-of-way, a distance of 780.69 feet to a southwest corner of said Lot 84 I.T.; thence north 52 degrees 26 minutes 19 seconds west along the north line of said right-of-way, a distance of 844.47 feet to the western corner of said Lot 58 I.T.; thence north 57 degrees 09 minutes 03 seconds west along the north line of said right-of-way, a distance of 637.88 feet to a point of deflection; thence north 45 degrees 55 minutes 28 seconds west along the north line of said right-of-way, a distance of 202.24 feet to a point of deflection; thence north 53 degrees 01 minutes 23 seconds west along the north line of said right-of-way, a distance of 200.06 feet to a point of deflection; thence north 58 degrees 01 minutes 53 seconds west along the north line of said right-of-way, a distance of 400.78 feet to a point of deflection; thence north 43 degrees 05 minutes 12 seconds west along a north line of said right-of-way, a distance of 117.30 feet to a southwest corner of said Lot 91 I.T.; thence north 10 degrees 47 minutes 11 seconds west along the west line of said Lot 91 I.T., a distance of 132.59 feet to a point of deflection; thence north 00 degrees 40 minutes 41 seconds west along the west line of said Lot 91 I.T., a distance of 291.23 feet to the northwest corner of said Lot 91 I.T.; thence north 00 degrees 40 minutes 41 seconds west along the west line of said State of Nebraska right-of-way, a distance of 60.01 feet to the southwest corner of said Lot 56 I.T.; thence north 00 degrees 40 minutes 41 seconds west, a distance of 575.80 feet to a point; thence north 89 degrees 19 minutes 19 seconds east, a distance of 607.26 feet to a point; thence south 00 degrees 22 minutes 12 seconds east, a distance of 139.51 feet to a point, around a curve in a clockwise direction, having a radius of 336.00 feet, an arc length of 167.78 feet, a delta angle of 28 degrees 36 minutes 39 seconds, a chord bearing of south 13 degrees 56 minutes 08 seconds west and a chord length of 166.04 feet to a point of reverse curve to the left having a radius of 264.00 feet and a central angle of 17 degrees 00 minutes 50 seconds; thence southerly along the arc, a distance of 78.39 feet to a point; thence south 11 degrees 13 minutes 37 seconds west, a distance of 275.82 feet to a point of intersection with the north line of said Lot 91 I.T.; thence south 89 degrees 41 minutes 40 seconds east along

the north line of said Lot 91 I.T., a distance of 516.67 feet to a point; thence north 08 degrees 00 minutes 22 seconds west, a distance of 4.18 feet to a point; thence around a curve in a clockwise direction, having a radius of 536.00 feet, an arc length of 74.90 feet, a delta angle of 08 degrees 00 minutes 23 seconds, a chord bearing of north 04 degrees 00 minutes 12 seconds west and a chord length of 74.84 feet to a point; thence north 00 degrees 00 minutes 00 seconds west, a distance of 259.02 feet to a point; thence around a curve in a clockwise direction, having a radius of 136.00 feet, an arc length of 213.63 feet, a delta angle of 90 degrees 00 minutes 00 seconds, a chord bearing of north 45 degrees 00 minutes 00 seconds east and a chord length of 192.33 feet to a point; thence north 90 degrees 00 minutes 00 seconds east, a distance of 871.82 feet to a point; thence south 00 degrees 10 minutes 20 seconds west, a distance of 51.04 feet to a point; thence around a curve in a counter clockwise direction, having a radius of 264.00 feet, an arc length of 249.80 feet, a delta angle of 54 degrees 12 minutes 52 seconds, a chord bearing of south 26 degrees 56 minutes 06 seconds east and a chord length of 240.59 feet to a point; thence south 54 degrees 02 minutes 32 seconds east, a distance of 353.89 feet to a point; thence around a curve in a counter clockwise direction, having a radius of 264.00 feet, an arc length of 26.66 feet, a delta angle of 05 degrees 47 minutes 10 seconds, a chord bearing of south 56 degrees 56 minutes 07 seconds east and a chord length of 26.65 feet to a point of intersection with the north line of said Lot 91 I.T.; thence south 89 degrees 41 minutes 40 seconds east along the north line of said Lot 91 I.T., a distance of 141.81 feet to the northeast corner of said Lot 91 I.T.; thence south 00 degrees 12 minutes 46 seconds west along the east line of said Lot 91 I.T., a distance of 34.86 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 264.00 feet, arc length of 67.09 feet, delta angle of 14 degrees 33 minutes 36 seconds, a chord bearing of north 80 degrees 46 minutes 03 seconds east, and a chord length of 66.91 feet to a point of intersection with the west line of said Lot 82 I.T.; thence north 00 degrees 12 minutes 40 seconds east along the west line of said Lot 82 I.T., a distance of 939.20 feet to a northwest corner of said Lot 82 I.T.; thence south 89 degrees 44 minutes 06 seconds east along a north line of said Lot 82 I.T., a distance of 17.09 feet to a north corner of said Lot 82 I.T.; thence north 00 degrees 11 minutes 30 seconds east along a west line of said Lot 82 I.T., a distance

1 of 167.39 feet to a west corner of said Lot 82 I.T; thence
2 north 06 degrees 00 minutes 54 seconds east along a west
3 line of said Lot 82 I.T., a distance of 148.61 feet to a
4 northwest corner of said Lot 82 I.T.; thence north 70 degrees
5 07 minutes 33 seconds east along the northwest line of said
6 Lot 82 I.T., a distance of 74.62 feet to the true point of
7 beginning; said tract contains a calculated area of
8 6,372,819.21 square feet or 146.30 acres, more or less;

9 be and they hereby are transferred from the AG Agricultural District to the B-5 Planned
10 Regional Business District and is hereby made a part of the B-5 Planned Regional
11 Business District and governed by all the provisions and regulations pertaining to the B-
12 5 Planned Regional District.

13 Section 2. That this ordinance shall take effect and be in force from and after its
14 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor